

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
Wednesday, November 17, 2021 @ 7:00PM

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Pursuant to Governor Murphy's Executive Orders #107 and 108 ordering Statewide lockdowns, and P.L. 2020, c. 34 permitting public bodies to conduct meetings via electronic means during declared states of emergency, the Regular meeting of the Borough of Harrington Park Board of Adjustment scheduled for November 17, 2021 at 7:00 p.m. is being conducted remotely from the electronic meeting platform Zoom.us. Members of the public can join the meeting and participate during the public comment period by joining the meeting using the Zoom mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in using a telephone to the Zoom teleconference system. Information on how to join the meeting electronically appears in the borough website.

ROLL CALL

Roll Call	PRESENT	ABSENT
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH	X	
(RB) Robert BUDINICH		X
(JC) Jin CHO	X	
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ		X
(GZ) Gail ZACCARO (alternate a)	X	
(RF) Robert FRANK (alternate b)		X

Also present: (JS) John Schettino, Board Attorney
(AK) Anthony Kurus, Board Engineer - Neglia Engineering
(CL) Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

October 27, 2021 minutes

Vote to approve the October 27, 2021 minutes.	Motion	Second	Yes	No	Abstain	Absent
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Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT	X		X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)						X

INVOICES FOR APPROVAL

Law Office of John L. Schettino	Attendance at meeting - Sept. 2021	\$150.00
Law Office of John L. Schettino	Attendance at meeting - Oct. 2021	\$150.00
Law Office of John L. Schettino	5 LaRoche Ave. Resolution (Escrow)	<u>\$250.00</u>
TOTAL		\$550.00

Vote to approve payment of the 3 invoices on the agenda.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH	X		X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT		X	X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)			X			
Robert FRANK (alternate b)						X

HEARINGS

1. 123 Norma Road - Christina Kim (Front, side, rear yard variances for an addition)

Christina Kim, 123 Norma Road, Harrington Park, NJ, was sworn in. This project is asking for variances for the deck, sunroom and porch. She would like to enclose the existing sunroom for the house to be warmer. She would like the deck to be more square and even. There is an existing house on the property. The proposed deck would be extended along the side to square it off. The rear yard variance for the deck is 5 inches which is considered de minimis since the deck is open. The required rear yard setback is 30ft. The existing is 31.1ft and the proposed is

29ft 7in. The side yard and front yard variances are for the sunroom. The required front yard setback is 35ft and the existing is 30.8ft. She is increasing the encroachment by 3ft. The side yard is 13.7ft and is proposing 13.3ft. They are enclosing the existing sunroom and creating a porch for the entrance of the house. The variance is for creating an entrance and front gate. The sunroom is covering the front gate and would need another front gate to go in and out of the house. The gray patio area in the house picture is the proposed location for the front gate. The front yard setback is similar to the adjacent house. The house is a corner lot. The impact would be to the neighbor on the left.

The board members did not have any additional questions.

The meeting was opened to the public.

Helena Bryan, 64 Florence Road, Harrington Park, NJ, was sworn in. She is located diagonally from 123 Norma Rd. She understands that only a couple of inches is required for a rear yard setback, but during the last couple of storms, specifically Ida, it was the first time since 2012, they had water in their crawl space. In the corner between 123 Norma and the Mangano's there has been water. She usually gets an overflow coming from Norma because her property sits lower than the other properties. Since Florence between Parkway and Harriot getting flooded during the latest rainstorms, Ms. Bryan's concern was with any new structure going up and how it would relate to more water coming to her property.

Ms. Kim doesn't believe that there would be any negative impact due to the renovations at the house. There was a leak in the basement and they sealed all around the property. The elevation is not changing and does not know how that would impact the flowing of water.

JS noted that an addition could affect the drainage, but the application does not show that or would be minimal. AK added that the zoning table shows a de minimis increase of impervious coverage of 0.3%. Harrington Park ordinance for minor soil moving has a limit of 500sf or less. "Or less" is determined as de minimis to not have an adverse impact. The deck extension is replacing where there was a patio and the sunroom is an enclosure of the existing covered porch. The existing condition survey was shared online. The existing covered porch in the front will be enclosed as the sunroom and adding a small square portico with 2 steps in front of the sunroom where the existing pavers are. In the back, the deck gets extended over to where the existing patio area is. There is not much soil moving, grading or impacts.

There were no other questions or comments from the public.

The meeting was closed to the public.

RM explained the next step is to mark the area that will be affected by the project. Before the next meeting, the board members will come out individually to look at the area affected and the

neighborhood and may be ready to take a vote at the December 15th meeting. The meeting will continue then. Ms. Kim will ask her contractor to put tape around the area.

RESOLUTIONS

1. 5 LaRoche Ave. - Richard Guerra (Front yard variance for an addition)

SL asked about page 2 item #6, the description of a 24 ft x 24 ft garage, 724sf in total. 576sf is the area of the garage. He asked if there was a room or hallway that was included with the garage. CL will work with the JS office to make the correction.

Vote to approve the 5 LaRoche Ave. written resolution with the changes regarding the garage area.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH	X		X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT		X	X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)					X	
Robert FRANK (alternate b)						X

MEETING OPEN TO THE PUBLIC

There were no members of the public with comments or questions.

OLD BUSINESS

No old business.

NEW BUSINESS

- Next meeting is the 3rd Wednesday in December.
- 2022 Meeting Schedule, 4th Wednesday of each month at 7pm
Jan. 19, Feb. 23, Mar. 23, Apr. 27, May 25, June 22, July 27, Aug. 24, Sept. 28, Oct. 26, Nov. 16*, Dec. 21* (* Dates changed due the holidays)

Vote to approve the 2022 meeting schedule and times listed.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH		X	X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT			X			

Stephen MARTINEZ						X
Gail ZACCARO (alternate a)	X		X			
Robert FRANK (alternate b)						X

ADJOURN

Motion: SL

Second: GZ

In favor, all said “aye”. None opposed.

Meeting adjourned at 7:32pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
***Wednesday, December 15, 2021 at 7pm**